

**FLITE BANKING CENTERS, LLC**  
ADDITION OF ATM DRIVE UP IN EXISTING WALMART # 5137 PARKING LOT

6102 SOUTH AURORA  
AURORA, CO 80016

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GARCIA DESIGN | ASSOCIATES



## Symbol Legend

AREA OF WORK	
EXISTING BUILDING CORE, N.I.C.	
ROOM NAME & NUMBER	
REVISION NUMBER	
REVISION CLOUD	
NEW POINT ELEVATION	+461.00
EXISTING POINT ELEVATION	+461.00
TOILET ACCESSORY/EQUIPMENT	
SHEET NOTE	
BREAK LINE	
PROPERTY LINE	
HATCH LINE	
REFERENCE OR LEVEL LINE	
COLUMN REFERENCE GRIDS	
BUILDING SECTION/DETAIL	
INTERIOR SECTION	
DETAIL REFERENCE	
PROJECT NORTH ARROW	
ALIGN DESIGNATED SURFACES	
BLOCKING (FIRE-RATED)	

## Typical Sheet Layout

TYPICAL ELEVATIONS AND DETAILS ARE NUMBERED ON SHEET GRID. NUMBERING WILL NOT ALWAYS BE CONCURRENT.

D5	D4	D3	D2	D1
C5	C4	C3	C2	C1
B5	B4	B3	B2	B1
A5	A4	A3	A2	A1

## Hatch Legend

MATERIAL	SECTION	ELEVATION
ACOUS. CEILING		
ALUMINUM		
BLANKET INSUL.		
BRASS/BRONZE		
BRICK		
CARPET		
CERAMIC/QUARRY TILE		
CMU		
CONCRETE		
CONT. WOOD BLOCKING		
DISCONT. WOOD BLOCKING		
FINISHED WOOD		
FABRIC WRAPPED PANEL		
GLASS/MIRROR		
GRADE/EARTH		
GRAVEL		
GYPSUM WALLBOARD		
NATURAL STONE		
PLASTIC LAMINATE		
PLYWOOD		
RIGID INSULATION		
STEEL		

## Definitions

ISSUED BY: (GDA) GARCIA DESIGN ASSOCIATES

ALIGN FINISHES FACES OF MATERIALS OR ASSEMBLIES TO BE LOCATED IN THE SAME PLANE WITH RESPECT TO EACH OTHER AS INDICATED.

BY OTHER OR NOT IN CONTRACT OR INC. COORDINATION AND SCHEDULING PURPOSES.

BY CONTRACTOR SUBCONTRACTOR(S).

BUILDING STANDARD REFERS TO BASE BUILDING SPECIFICATIONS FOR ALL ITEMS IDENTIFIED.

C CENTERLINE

D DIAMETER

FIELD VERIFY OR F.V. OR V.J.F.

/ PER

PLUS/MINUS OR +/- STRIKING IS LAID OUT. NOTIFY ARCHITECT OF ANY SIGNIFICANT DIMENSIONAL DISCREPANCIES GREATER THAN 1".

TYPICAL OR TYP MEANS TYPICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.

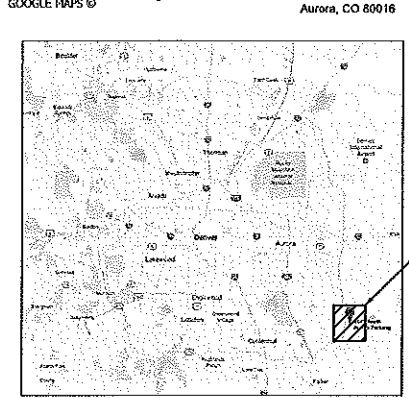
## Abbreviations

A	Above	G	Galvanized	Q	Quantity
ABV	Above	GALV	Galvanized	Q.T.	Quantity
A	Air	G	Gas	R	Radius
A/C	Air Conditioning	GA	Gas	RAD	Radius
AFF	Above Finished Floor	ODA	Gas	RCP	Reduced Ceiling Plan
A.D.	Access Door	GL	Glass	RE	'Refer, Reference'
AC.BD.	Acoustical Board	GR	Grade	REF	Refrigerator
ACOUS.	Acoustical	GRAN	Granite	REFL	Reflected
A.C.T.	Acoustical Tile	GYP.BD.	Gypsum Wall Board	REFR	Refracted
ADDL	Additional	GP	Gypsum Plaster	REED	Required
ADJ.	Adjustable	GC	General Contractor	R.A.	Return Air
AGG	Aggregate	H	Head	REV	Revised
ALT	Alternate	HD	Head	RES	Resident
ALUM	Aluminum	HVAC	Heating/Ventilation/Air Conditioning	RET	Return
ANCH	Anchor	HGT	Height	R	Riser
A.B.	Anchor Bolt	HP	High Point	R.D.	Roof Drain
ANOD	Anodized	HL	High Line	RFG	Roofing
APPROX.	Approximate	HM	Hollow Metal	RM	Room
ARCH	Architect	H.B.	Hose Bibb	R.O.	Rough Opening
ASPH	Asphalt	HORIZ	Horizontal	RUB	Rubber
ASSY	Assembly	HCV	Hot and Cold Water	R.B.	Resident Base
AUTO	Automatic	HW	Hot Water	RH	Right Hand
API	Acoustical Panel			R.T.	Resident Tie
B	Beam	I	Inside Diameter	S	Safety Glass
BM	Bench Mark	ID	Inside Diameter	SAF.GL	Safety Glass
B.M.	Between	IN	Inch	SCHED	Schedule
BET	Block	INCL	Incline	SH	Sealant
BLK	Blocking	INSUL	Insulation	SHIT	Section
BLKG	Board	INT	Interior	SEP	Separate
BD	Bracket	INV	Invert	SERV	Service
BRKT	Brick	IM	Ice Maker	SHT	Sheet
BRK	Brick	J	Joint	SIM	Similar
BLDG	Building	JAN	Janitor	S.C.	Solid Core
B.U.R.	Built-up Roofing	JT	Joint	SPEC	Special
C	Compressor Rack	K	Kick Plate	SPEC	Specification
CR	Cabinet	K.P.L.	Kick Plate	SPK	Speaker
CAB	Carpet	KO	Knockout	SO	Square
CPT	Cast-In-Place	KIT	Kitchen	STD	Standard
C.T.P.	Cast Iron	L	Laboratory	SP	Standpipe
C.L.	Ceiling	L.B.	Lag Bolt	STL	Steel
CEM	Cement	LBL	Label	S.D.	Storm Drain
CTR	Center	L.B.	Lag Bolt	STRUCT	Structural
C.L.	Center Line	LAM	Laminale	SURF	Surface
CER	Ceramic	LH	Left Hand	SUSP	Suspend
CT	Ceramic Tile	LT	Light	SSTL	Stainless Steel
CLO	Closet	L.T.YT	Light Yield	T	Telephone
CH	Coffee Maker	L.W.C.	Light Weight Concrete	TEL	Telephone
CW	Cold Water	LMS	Limestone	TEMP.	Tempered
COL	Column	LF	Linear Feet	TERR	Terrazzo
CONC	Concrete	LNTL	Lintel	THK	Thickness
CONTR	Contractor	LG	Long	THD	Thread
CMU	Conc Masonry Unit	LVR	Lower	THRES	Threshold
CONST	Construction	LP	Low Point	TA-	Toilet Accessory
CONT	Continuous	M	Manufacture	T.A.G.	Tongue & Groove
CSK	Corner Guard	MFR	Manufacture	TPD	Toilet Paper Dispenser
CF	Cubic Feet	MAS	Masonry	TOC	Top of Curb
CY	Cubic Yards	M.O.	Masonry Opening	T.O.S.L.	Top of Slab
CB	Chalkboard	MAX	Maximum	T.O.S.	Top of Steel
CH	Cylinder Holder	MECH	Mechanical	TRAV	Traverse
D	Damp proofing	MEUB	Furniture	TYP	Typical
DP	Damp proofing	MTL	Metal	TV	Television
DLT	Detail	MTLCK	Metal Lock	TW	Treated Water
DIAG	Diagonal	MTLL	Metal Lath	TO	Trench Drain
DIAM	Diameter	MEZZ	Mezzanine	U	Undercut
DIM	Dimension	MM	Millimeter	UC	Undercut
DIV	Division	MMWK	Millwork	UL	Underminers Laboratories
DR	Door	MIN	Minimum	UNFIN	Unfinished
DN	Down	MISC	Miscellaneous	UR	Urinals
DWR	Drawer	MOD	Module	UNO	Unless Noted Otherwise
DS	Downspout	M.H.	Manhole	V	Vacuum
DWG	Drawing	M.D.G.	Metal Deck	V.B.	Vapor Barrier
DW	Dishwasher	MTG	Mounting	VAR	Varies
DF	Drinking Fountain	MULL	Mullion	VIF	Verify in Field
E	Each	MPS	Metal Projection Screen	VERT	Vertical
EA	Each	MB	Marker Board	VEST	Vestibule
E.H.	Eye Hooks	MY	Microwave	V.W.C.	Vinyl Wall Covering
ELAS	Elastic	N	Not Applicable	W	Warm Room
EL	Elevation	NA	Not Applicable	W.R.	Wall Hung
ELEC	Electric	NAT	Natural	WH	Water Heater
ELEV	Elevator	NOM	Nominal	W/C	Water Closet
EMER	Emergency	NIC	Not in Contract	WC	Water Cooler
ENCL	Enclosure	NIS	Not to Scale	WP	Waterproofing
EQ	Equal	NO	Number	WIP	Work in Progress
EQUIP	Equipment	O	On Center	WOW	Welded Wire Fabric
EXH	Exhaust	OC	On Center	W.D.	Wood
EXIST	Existing	OPNG	Opening	W.P.	Work Point
EXP	Expansion / Exposed	OPP	Opposite	W.I.	Work in Progress
EXP.ANCH	Expansion Anchor	OPH	Opposite Hand	W/	With
EXP.BLT	Expansion Bolt	OD	Outside Diameter	W/O	Without
EXP.JT	Expansion Joint	OA	Overall	W/W	With/Without
EXT	Exterior	OH	Overhead	W/W.F.	Welded Wire Fabric
EW	Eye Wash	P	Perforated	W.D.	Wood
ES	Electric Projection Screen	PERF	Perforated	W.P.	Work Point
F	Fabricate	PTD	Perforated	W.I.	Work in Progress
FAB	Fabricate	PR	Panel	W/	With
FAS	Fasten	PANL	Panel	W/O	Without
FGL	Fiber Glass	PM	Particle Board	W/W	With/Without
FIN	Finish	PBD	Particle Board	W/W.F.	Welded Wire Fabric
FL	Finish Floor	PTN	Partition	W.D.	Wood
FE	Fire Extinguisher	PC	Portland Cement	W.P.	Work Point
F.E.C.	Fire Extinguisher Cabinet	PLAS	Plaster	W.I.	Work in Progress
F.H.C.	Fire Hose Cabinet	PLM	Plastic Laminate	W/	With
F.H.R.	Fire Hose Rack	PL	Plate	W/O	Without
FX	Fixture	PWD	Plywood	W/W	With/Without
FLUOR	Fluorescent	PT	Point	W/W.F.	Welded Wire Fabric
F.O.C.	Face Of Concrete	PTS	Points	W.D.	Wood
F.O.F.	Face Of Finish	POL	Polished	W.P.	Work Point
F.O.M.	Face Of Masonry	P-TYPE	Partition Type	W.I.	Work in Progress
F.O.S.	Face Of Stud	LB	Pound	W/	With
FRF	Fireproofing	PVC	Polyvinyl Chloride	W/O	Without
FLG	Flashing	PVMT	Pavement	W/W	With/Without
F.H.S.	Flat Head Screw	P.C.PLAS.	Portland Cement Plaster	W/W.F.	Welded Wire Fabric
FL	Floor	PC	Precast	W.D.	Wood
FD	Floor Drain	PROP	Properly	W.P.	Work Point
FL.MTD.	Floor Mounted	FL	Power Pole	W.I.	Work in Progress
FT	Foot			W/	With
FTG	Footing			W/O	Without
FDN	Foundation			W/W	With/Without
FUT	Future			W/W.F.	Welded Wire Fabric
HWC	Fire-hose Valve & Extinguisher Cabinet			W.D.	Wood
FOS	Fire Department Staircase			W.P.	Work Point
FOTV	Fire Department Test Valve			W.I.	Work in Progress
FV	Field Verify			W/	With

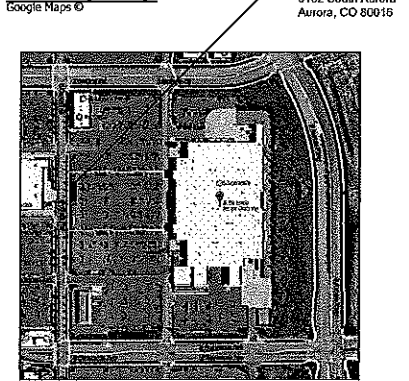
## Project Information

PROJECT NAME:	FLITE BANKING CENTERS, LLC WALMART # 5137
PROJECT ADDRESS:	6102 SOUTH AURORA AURORA, CO 80016
SCOPE OF WORK:	ADDITION OF A SINGLE ATM LANE DRIVE UP IN EXISTING WALMART PARKING LOT.
LEGAL DESCRIPTION:	AIN#25651-36364-007 A PART OF THE NE 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF SIXTH P.M. CITY OF AURORA, COUNTY OF ARAPAHO, STATE OF COLORADO.

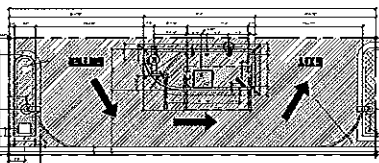
## Location Map



## Vicinity Map



## Proposed Development Plan



## Scope of Work

SCALE: 1/16" = 1'-0"

## Drawing Index

SITE PLAN DRAWINGS

SE-1 Electrical Site Plan

SE-2 Electrical Details & Riser

COMCHECK CALCULATIONS

CC-1 Comcheck

## ELECTRICAL DRAWINGS

SE-1 Electrical Site Plan

SE-2 Electrical Details & Riser

## COMCHECK CALCULATIONS

CC-1 Comcheck

## Parking Analysis

WALMART #5137	206,456 S.F.
PARKING REQUIRED:	1/SP/250 S.F. = 826
PARKING PROVIDED:	1,019 SPACES (APPROVED BY CITY OF AURORA 2003) SEE SHEET CSP 1 BY OTHERS ATTACHED
FLITE BANKING CENTER:	1,500 S.F.
PARKING REQUIRED:	N/A
REMOVAL OF EXISTING 8 SPACES FOR FLITE BANKING CENTER AREA	
NEW PARKING SPACES PROVIDED:	1,011 SPACES OVERALL FOR WALMART



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## Consultants:

**FLITE BANKING CENTERS, LLC**  
WALMART # 5137  
6102 SOUTH AURORA  
AURORA, CO 80016

REV.	DATE	ISSUED
	04.14.2017	CLIENT REVIEW
	08.15.2017	PERMITS/PRICING

**Project Number**  
1703

**Sheet Name**  
INDEX

**Sheet Number**  
**S0.0**

GENERAL NOTES TO PROJECT:

1. CONTRACTOR SHALL NOTIFY THE OFFICE OF THE CITY ENGINEER, DEPARTMENT OF PUBLIC WORKS AND ENGINEERING AT 303-739-7300, FOR INSPECTION AT LEAST 48 HOURS PRIOR TO COMMENCING THE CONSTRUCTION.

2. CONTRACTORS SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ROOT SYSTEMS OF SHRUBS, PLANTS, AND TREES ALONG THE AREA OF EXCAVATION.

3. THE CONTRACTOR SHALL COMPLY WITH THE LATEST EDITION OF OSHA REGULATIONS AND THE STATE OF TEXAS LAWS CONCERNING EXCAVATIONS.

4. CONTRACTOR SHALL PREPARE A SET OF "AS-BUILT" DRAWINGS SHOWING ANY FIELD CHANGES MADE TO THE APPROVED ENGINEERING PLANS AND SUBMIT TO THE DESIGN CONSULTANT FOR SUBMISSION TO THE CITY ENGINEER.

5. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO THE EXISTING PUBLIC OR PRIVATE UTILITY LINES, INCLUDING BUT NOT LIMITED TO WATERLINES, WASTEWATER COLLECTION SYSTEMS, STORM SEWERS, AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. ALL DAMAGES SHALL BE REPAIRED IN ACCORDANCE WITH CITY OF AURORA, DEPARTMENT OF PUBLIC WORKS AND ENGINEERING "STANDARD CONSTRUCTION SPECIFICATIONS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE, AND STREET PAVING AND STANDARD CONSTRUCTION DETAILS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE, AND STREET PAVING" WITH LATEST ADDENDA AND AMENDMENTS THEREIN. NO SEPARATE PAY.

6. CONSTRUCT WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE AND STREET PAVING IN ACCORDANCE WITH THE LATEST EDITION OF THE PUBLICATIONS "STANDARD CONSTRUCTION SPECIFICATIONS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE, AND STREET PAVING AND STANDARD CONSTRUCTION DETAILS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE, AND STREET PAVING" PUBLISHED BY THE CITY OF AURORA, DEPARTMENT OF PUBLIC WORKS AND ENGINEERING.

7. ALL UTILITIES PRESENTED ON THESE DRAWINGS ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY IN THE FIELD THE EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL NOTIFY COLORADO ONE CALL AT 800-922-1987/ 303-205-6301 AT LEAST 48 PROCEEDING WITH ANY EXCAVATION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR DURING TO HIS FAILURE TO REQUEST THE LOCATION AND PRESERVATION OF THESE UNDERGROUND FACILITIES. CONTRACTOR SHALL COORDINATE ALL CONFLICTS WITH THE APPROPRIATE GOVERNING AGENCY. NO SEPARATE PAY.

8. COLORADO LAW TITLE 9, ARTICLE 2.5, SECTION 9-2.5-102, HEALTH & SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITH TEN (10') FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR SAFETY OF CONSTRUCTION WORKERS UNDER THESE LAWS. THESE LAWS CARRY BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR MOVED, CALL XCEL ENERGY AT 800-481-4700. NO SEPARATE PAY.

9. CONTRACTOR SHALL PROVIDE A TRENCH SAFETY SYSTEM TO MEET, AS A MINIMUM, THE REQUIREMENT OF OSHA SAFETY AND HEALTH REGULATION, PART 1926, SUBPART P AS PUBLISHED IN THE FEDERAL REGISTER, VOLUME 54, NO. 209, DATED OCTOBER 31, 1989.

10. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE COLORADO NATIONAL POLLUTANT DISCHARGE ELIMINATING SYSTEM (NPDES) REQUIREMENTS.

11. EXISTING PAVEMENTS, CURBS, SIDEWALKS, AND DRIVEWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO CITY/ COUNTY STANDARDS.

12. CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES OR RAILROADS AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.

13. ALL UTILITY TRENCHES TO BE BACKFILLED TO 95 PERCENT STANDARD PROCTOR DENSITY UNLESS OTHERWISE NOTED.

14. IF CONSTRUCTION DOES NOT BEGIN WITHIN A YEAR AFTER PLANS HAVE BEEN APPROVED AND SIGNED, NEW SIGNATURES MUST BE OBTAINED AND LETTERS OF AVAILABILITY MUST BE UPDATED.

15. CONTRACTOR TO CONTRACT PW&E OFFICE(S) @E. ALMEDA PKWY, AURORA CO 80012. AND/OR THE APPROPRIATE ON-LINE C/H PW&E WEBSITE(S) TO OBTAIN ALL APPROPRIATE C/H PW&E-TYPE PERMIT(S) REQUIRED BY THE PROPOSED CONSTRUCTION, REPLACEMENT, RELOCATION, TRAFFIC CONTROL AND/OR UTILITY ABANDONMENT WORK SHOW ON THESE PLANS. FOR ANY TREE-CUTTING PERMITS IN COMM. B.L. SETBACK AREAS & CITY ROAD(S)/R-O-W(S), CONTACT C/H FORESTRY @ PARKS & RECREATION @311 OR 303-739-7177.

16. CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION. THESE REDLINE MARKED UP DRAWINGS WILL BE SUBMITTED TO THE DESIGN CONSULTANT WHO WILL MAKE THE CHANGES ON THE ORIGINAL TRACINGS, LABELING EACH SHEET IN THE SET AS "RECORD DRAWINGS", AND RETURNING SAME TO THE CITY ENGINEER.

CENTURYLINK COLORADO FACILITIES

1. THE LOCATIONS OF CENTURYLINK COLORADO FACILITIES ARE SHOWN IN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND UTILITIES.

2. THE CONTRACTOR SHALL CALL 811 OR 800-922-1987 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE UNDERGROUND LINES FIELD LOCATED.

3. WHEN EXCAVATING WITHIN EIGHTEEN INCHES (18") OF THE INDICATED LOCATION OF CENTURYLINK COLORADO FACILITIES ALL EXCAVATIONS MUST BE ACCOMPLISHED USING NON-MECHANIZED EXCAVATION PROCEDURE. WHEN BORING, THE CONTRACTOR SHALL EXPOSE THE CENTURYLINK COLORADO FACILITIES.

4. WHEN CENTURYLINK COLORADO FACILITIES ARE EXPOSED, THE CONTRACTOR WILL PROVIDE SUPPORT TO PREVENT DAMAGE TO THE CONDUIT DUCTS OR CABLES. WHEN EXCAVATING NEAR TELEPHONE POLES, THE CONTRACTOR SHALL BRACE THE POLE FOR SUPPORT.

5. THE PRESENCE OR ABSENCE OF CENTURYLINK COLORADO UNDERGROUND CONDUIT FACILITIES OR BURIED CABLE FACILITIES SHOWN ON THESE PLANS DOES NOT MEAN THAT THERE ARE NO DIRECT BURIED CABLES FOR OTHER CABLES IN CONDUIT IN THE AREA.

6. PLEASE CONTACT THE COLORADO 811 DAMAGE PREVENTION DIRECTOR: MARTY MEAD AT 303-205-6343 OR EMAIL HIM AT MTEAD@CO811.ORG FOR DAMAGE PREVENTION QUESTIONS. PLEASE CONTACT BOB WALTERS, MANAGER OF CUSTOMER CARE AND ENGINEERING AT 206-733-5272 IF THERE ARE ANY QUESTIONS ABOUT BORING OR EXCAVATING NEAR OUR CENTURYLINK COLORADO FACILITIES.

WARNING: OVERHEAD ELECTRICAL LINES

1. OVERHEAD LINES MAY EXIST ON THE PROPERTY. THE LOCATION OF OVERHEAD LINES HAS NOT BEEN SHOWN ON THESE DRAWINGS AS THE LINES ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. COLORADO LAW, TITLE 9, ARTICLE 2.5, SECTION 9-2.5-102, HEALTH & SAFETY CODE FORBIDS ACTIVITIES THAT OCCUR IN CLOSE PROXIMITY TO HIGH VOLTAGE LINES, SPECIFICALLY:

- ANY ACTIVITY WHERE PERSON OR THINGS MAY COME WITHIN TEN (10') FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES; AND
- OPERATING A CRANE, DERRICK, POWER SHOVEL, DRILLING RIG, PILE DRIVER, HOSTING EQUIPMENT, OR SIMILAR APPARATUS WITHIN 10 FEET OF LIVE OVERHEAD LINES.

2. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY TO ARRANGE FOR LINES TO BE TURNED OFF OR REMOVED CALL XCEL ENERGY AT 800-895-4999.

3. ACTIVITIES ON OR ACROSS XCEL ENERGY FEE OF EASEMENT PROPERTY  
NO APPROVAL TO USE, CROSS OR OCCUPY XCEL FEE OR EASEMENT PROPERTY IS GIVEN. IF YOU NEED TO USE XCEL PROPERTY, PLEASE CONTACT OUR SURVEYING & RIGHT OF WAY DIVISION AT 800-328-8226.

CAUTION: UNDERGROUND GAS FACILITIES

1. LOCATION OF XCEL ENERGY MAIN LINES (TO INCLUDE XCEL ENERGY, INTRASTATE PIPELINE, LLC, WHERE APPLICABLE) ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. SERVICE LINES ARE USUALLY NOT SHOWN. OUR SIGNATURE ON THE PLANS ONLY INDICATES THAT OUR FACILITIES ARE SHOWN IN APPROXIMATE LOCATION. IT DOES NOT IMPLY THAT A CONFLICT ANALYSIS HAS BEEN MADE. THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT 800-922-1987/ 303-205-6301 OR 811 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE MAIN AND SERVICE LINES FIELD LOCATED.

- WHEN XCEL ENERGY PIPE LINE MARKINGS ARE NOT VISIBLE, CALL SUPERVISOR, KEN STRAUSS AT 970-817-3244 FOR STATUS OF LINE LOCATION REQUEST BEFORE EXCAVATION BEGINS.
- WHEN EXCAVATING WITHIN EIGHTEEN (18") OF THE INDICATED LOCATION OF XCEL ENERGY FACILITIES, ALL EXCAVATION MUST BE ACCOMPLISHED USING ON-MECHANIZED EXCAVATION PROCEDURES.
- WHEN XCEL ENERGY FACILITIES ARE EXPOSED, SUFFICIENT SUPPORT MUST BE PROVIDED TO THE FACILITIES TO PREVENT EXCESSIVE STRESS ON PIPING.
- FOR EMERGENCIES REGARDING GAS LINES CALL 877-712-2288 OR FOR NON EMERGENCIES CALL 713-420-2600.

PAVING CONSTRUCTION NOTES

1. GENERAL CONSTRUCTION NOTE APPLY TO PAVEMENT CONSTRUCTION.

2. PAVING MATERIALS AND PROCEDURES SHALL BE IN CONFORMANCE WITH THE SOIL REPORTS, PROJECT SPECIFICATIONS, AND DETAIL IN PLANS.

3. ALL ROAD WIDTHS, CURB RADII, AND CURVE ALIGNMENT SHOWN INDICATE FACE OF A CURB, ALL CURB RADII SHALL BE FIFTEEN (15') FEET TO FACE OF CURB UNLESS OTHERWISE NOTED. T.C. INDICATED TOP OF CURB ELEVATION.

4. THE SPACING BETWEEN EXPANSION JOINTS SHALL NOT EXCEED 80 - FEET. THE SPACING BETWEEN CONTRACTION JOINTS SHALL NOT EXCEED 15 - FEET. CONTRACTION JOINTS MUST BE CUT WITHIN 6 TO 12 HOURS OF CONCRETE PLACEMENT. THE MAXIMUM SPACING BETWEEN ANY TWO JOINTS SHALL NOT EXCEED 20 FEET. CONCRETE SURFACE SHALL NOT BE TORN OR DAMAGED BY THE BLADE. JOINT SPACING SHALL NOT EXCEED 35 TIMES THE SLAB THICKNESS. JOINT PATTERNS SHALL BE GENERALLY SQUARED. CONCRETE CURB AND SIDEWALK JOINTS (WHERE SIDEWALK IS ADJACENT TO PAVING) SHALL BE ALIGNED WITH PAVING JOINTS.

5. ISOLATION JOINTS: PROVIDE DEPTH AT ALL LOCATIONS WHERE SLABS ADJOIN WALLS, COLUMNS, FOUNDATIONS, DRAIN PIPING, SPRINKLER MAINS, EXISTING CONCRETE OR PAVEMENT, AND OTHER IMMOVABLE OBJECT, UNLESS SHOWN OTHERWISE ON STRUCTURAL DRAWINGS.

6. ALL CONCRETE PAVEMENT SHALL BE PORTLAND CEMENT CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI IN 28 DAYS AND A MINIMUM OF 3% ENTRAINED AIR WITH REINFORCING STEEL CONFORMING TO ASTM A-615, GRADE 60, PROVIDE MINIMUM 30 BAR DIAMETERS LAP.

7. CONNECT TO EXISTING PAVEMENT USING HORIZONTAL DOWEL EXPANSION JOINTS. WHERE SHOWN ON PLANS, SAW CUT EXISTING PAVEMENT TO FULL PAVEMENT DEPTH. HORIZONTAL DOWELS SHALL BE NO. 3/4 BARS, 18 INCHES LONG, WITH ONE END TREATED TO SLIP, SPACED 12 INCHES ON CENTER OD EACH JOINT , DRILLED AND EMBEDDED 9 INCHES INTO THE CENTER OF THE EXISTING SLAB CENTER WITH "PO ROC" OR EQUAL. DOWEL SPACING SHALL BE 12 INCHES CENTER TO CENTER, UNLESS OTHERWISE NOTED.

8. WHERE PROPOSED PAVEMENT IS TO BE CONSTRUCTED IN PUBLIC EASEMENTS, CONSTRUCTION JOINTS SHALL BE PLACED ALONG THE ENTIRE EASEMENT LINE OF THE ENCROACHMENT AND TRANSVERSE TO THE EASEMENT AT LEAST EVERY 10 FEET, MANHOLES, CLEANOUT, VALVE BOXES, ETC., SHALL BE ADJUSTED TO FINISH GRADE. SAW CUTS ARE AN ACCEPTABLE ALTERNATIVE TO CONSTRUCTION JOINTS.

9. DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF HOUSTON REQUIREMENTS. AS APPLICABLE.

10. PORTLAND CEMENT CONCRETE PAVEMENT.

- HEAVY DUTY PAVING: 7 INCHES OF CONCRETE PREPARED IN CONFORMANCE WITH GEOTECHNICAL REPORT. REINFORCING TO BE #3 @18 OR #4 @24" O.C.E.W.
- LIGHT DUTY PAVING: 5 INCHES OF CONCRETE PREPARED IN CONFORMANCE WITH GEOTECHNICAL REPORT REINFORCING TO BE #3 @18" OR #4 @ 24", O.C.E.W.

11. SUBGRADE SHALL BE PREPARED IN CONFORMANCE WITH GEOTECHNICAL REPORT.

12. FLEXIBLE PAVEMENT: FLEXIBLE (HOT MIX ASPHALT CONCRETE) PAVEMENT SHALL BE PLACED PER RECOMMENDATIONS IN GEOTECH REPORT. SEE NOTE 1 UNDER, SITE CLEARING AND GRADING CONSTRUCTION NOTES.

13. DRAINAGE OPENINGS ACROSS CURBED ISLANDS TO BE PAVED WITH LIGHT DUTY CONCRETE PAVING.

14. PRIVATE SIDEWALKS SHALL BE MINIMUM 5" THICK WITH #3 REINFORCING BARS (TYPICAL). PUBLIC SIDEWALKS SHALL BE IN WIDTH IN CONFORMANCE WITH CITY OF AURORA REQUIREMENTS.

15. ALL FINISHED GRADES SHALL VARY UNIFORMLY BETWEEN FINISHED ELEVATIONS.

16. GUIDELINES SET FORTH IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES " SHALL BE OBSERVED.

17. MAXIMUM CROSS SLOPES FOR SIDEWALKS AND A.D.A. ACCESS ROUTES SHALL NOT EXCEED 2.0%.

18. RAMP SLOPES SHALL NOT EXCEED 1 INCH PER FOOT (8.33%). MAXIMUM SLOPES FOR HANDICAP PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION.

ARAPAHOE COUNTY PERMIT NOTES

1. CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY THE "REGULATIONS OF ARAPAHOE COUNTY, COLORADO FOR FLOOD PLAIN MANAGEMENT: PRIOR TO STARTING CONSTRUCTION.

2. OWNER TO OBTAIN ALL PERMITS REQUIRED BY ARAPAHOE COUNTY, COLORADO PRIOR TO STARTING CONSTRUCTION OF UTILITIES AND/OR CULVERTS WITHIN ADAMS AND ARAPAHOE COUNTY ROAD.

3. AUTHORIZATION NOTICE ISSUED BY ARAPAHOE COUNTY PUBLIC INFRASTRUCTURE ENGINEERING DEPARTMENT PERMIT OFFICE REQUIRED PRIOR TO CONSTRUCTION OF UTILITIES OR LEFT TURN LANES WITHIN ARAPAHOE COUNTY RIGHT-OF-WAY. \*CONTACT ARAPAHOE COUNTY PERMIT OFFICE 909-739-7300.

SITE CLEARING AND GRADING CONSTRUCTION NOTES

1. ALL EARTHWORK TO BE DONE IN CONFORMANCE WITH REQUIREMENTS OF GEOTECHNICAL ENGINEERING REPORT.

2. PROJECT AREA TO BE STRIPPED OF TOP SOIL TO DEPTH AS INDICATED BY SOILS ENGINEER. TOP SOIL, RUBBISH, DEBRIS, AND OTHER OBJECTIONABLE MATERIAL TO BE DISPOSED OF OFF PROJECT SITE.

3. CONTRACTOR TO REMOVE ALL TREES & SHRUBS INDICATED TO BE REMOVED. REMOVE STUMPS, MAIN ROOT BALL, AND ROOT SYSTEMS TO 24-INCHES BELOW EXISTING GRADE. APPLY HERBICIDE TO REMAINING STUMPS TO INHIBIT GROWTH.

4. CONTRACTOR TO CLEAR UNDERGROWTH & DEAD WOOD WITHOUT DISTURBING SUBSOIL.

5. PAVING MATERIALS AND PROCEDURES TO BE IN CONFORMANCE WITH THE SOILS REPORT, PROJECT SPECIFICATIONS, AND DETAILS IN PLANS.

6. CONTRACTOR SHALL CUT AND FILL SITE AS REQUIRED TO OBTAIN FINISHED ELEVATIONS SHOWN ON PLANS. COMPACT SELECT BACKFILL MATERIAL TO 95% STANDARD PROCTOR DENSITY AS PER ASTM D-698 AND IN CONFORMANCE WITH SOILS REPORT REQUIREMENTS. MAXIMUM SIDE SLOPES TO BE 3:1. ALL REQUIREMENTS OF PROJECT SPECIFICATIONS FOR EARTHWORK SHALL BE MET.

7. CONTRACTOR TO PROVIDE TEMPORARY MEASURES TO CONTROL STORM WATER RUN-OFF DURING CONSTRUCTION AS REQUIRED TO MINIMIZE EROSION AND TO MEET NPDES REQUIREMENTS.

8. EXCESS EXCAVATION SHALL BE HAULED OFF SITE AT CONTRACTORS EXPENSE. PRIOR TO FILL, THE SURFACE AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOP SOIL. FILL SURFACE SHALL BE PROOF-ROLLED AT THE TOP 6-INCHES SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D 698.

9. THE FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8-INCHES AN COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM 698. THE MOISTURE CONTENT FOR COMPACTION OF SITE FILL SHALL BE AS DETERMINED BY THE SOILS ENGINEER.

10.ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE FINAL DRAFT OF STORM WATER MANAGEMENT HANDBOOK FOR CONSTRUCTION ACTIVITIES AS PREPARED BY ARAPAHOE COUNTY, AND THE CITY OF AURORA, ALL IN COMPLIANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.

11. CONTRACTOR SHALL PROVIDE TEMPORARY DRAINAGE FACILITIES TO DIRECT SURFACE DRAINAGE AWAY FROM TRENCHES AND TOWARDS OFF SITE DRAINAGE FACILITIES. PREVENT WATER FROM PONDING ON SITE AND DO NOT BLOCK DRAINAGE FROM OR DIRECT EXCESS DRAINAGE ON TO ADJACENT PROPERTY.

ARAPAHOE COUNTY CONSTRUCTION NOTES

1. WATER LINES, WASTEWATER COLLECTION SYSTEMS, AND STORM DRAINAGE SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTMINSTER, DEPARTMENT OF PUBLIC WORKS AND ENGINEERING "DESIGN MANUAL, STANDARD CONSTRUCTION SPECIFICATIONS, AND DETAILS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE, AND STREET PAVING."

2. REINFORCED CONCRETE (C76 CLASS III) STORM SEWERS SHALL BE INSTALLED, BEDDED, AND BACKFILLED IN ACCORDANCE WITH THE CITY OF AURORA'S DRAWINGS 02917-04, 02371-05, 02317-06, 02317-07, AND 02317-09 AS APPLICABLE.

3. ALL STORM SEWERS CONSTRUCTED IN SIDE LOT EASEMENTS SHALL BE R.C.P., MINIMUM TWENTY (20') FOOT WIDE EASEMENTS SHALL BE PROVIDED.

4. ALTERNATIVE TO CEMENT STABILIZED SAND BACKFILL FOR PIPES FIFTY-FOUR (54") INCH AND LARGER, FROM 1-FOOT ABOVE THE OP OF THE PIPE TO THE BOTTOM OF THE SUBGRADE, CONTRACTOR MAY BACKFILL WITH SUITABLE MATERIAL, PROVIDED THE BACKFILL MATERIAL IS PLACED IN EIGHT (8") INCH LIFTS AND MECHANICALLY COMPACTED TO NINETY-FIVE (95)% STANDARD PROCTOR DENSITY. TESTS SHALL BE TAKEN AT ONE HUNDRED (100') FOOT INTERVALS ON EACH LIFT. BEDDING AND BACKFILL TO ONE (1') FOOT ABOVE THE TOP OF THE PIPE SHALL BE CEMENT STABILIZED SAND.

5. ALL PROPOSED PIPE STUB-OUTS FROM MANHOLES OR INLETS ARE TO BE PLUGGED WITH EIGHT (8") INCH LIFTS AND ONE HUNDRED (100') FOOT INTERVALS ON EACH LIFT. BEDDING AND BACKFILL TO ONE (1') FOOT ABOVE THE TOP OF THE PIPE SHALL BE CEMENT STABILIZED SAND.

6. THE CONTRACTOR(S) SHALL NOTIFY ARAPAHOE COUNTY PUBLIC INFRASTRUCTURE DEPARTMENT - ENGINEERING DIVISION - PERMIT OFFICE TWENTY-FOUR (24) HOURS IN ADVANCE OF COMMENCING UTILITY AND/OR PAVING CONSTRUCTION AT 303-987-7500 AND WRITTEN NOTIFICATION FORTY-EIGHT (48) HOURS IN ADVANCE OF COMMENCING CONSTRUCTION AT E. ALMEDA PKWY AURORA, CO 80012.

7. PAVING SHALL BE IN ACCORDANCE WITH THE "REGULATIONS OF AURORA COUNTY, COLORADO FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE" AND/OR AMENDMENTS OF SAME.

8. GUIDELINES SET FORTH IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" SHALL BE OBSERVED.

SWPP CONSTRUCTION NOTES

1. CONTRACTOR SHALL IMPLEMENT INLET PROTECTION DEVICES AND REINFORCED FILTER FABRIC BARRIER ALONG ROAD AND SIDE DITCHES AT LOCATIONS SHOWN ON THE TYPICAL STORM WATER POLLUTION PREVENTION (SWPP) PLANS TO KEEP SILT AND OR EXCAVATED MATERIALS FROM ENTERING INTO THE STORM WATER INLETS AND DITCHES EVENTUALLY POLLUTING THE RECEIVING STORM.

2. DURING THE EXCAVATION PHASE OF THE PROJECT, CONTRACTOR SHALL SCHEDULE THE WORK IN SHORT SEGMENTS SO THAT EXCAVATION MATERIAL CAN BE QUICKLY HAULED AWAY FROM THE SITE AND TO PREVENT IT FROM STAYING UNCOLLECTED ON THE EXISTING PAVEMENT. ANY LOOSE EXCAVATED MATERIAL WHICH FALLS ON PAVEMENTS OR DRIVEWAYS SHALL BE SWEEPED BACK INTO THE EXCAVATED AREA.

3. CONTRACTOR SHALL CLEAN UP THE EXISTING STREET INTERSECTIONS AND DRIVEWAYS DAILY, AS NECESSARY, TO REMOVE ANY EXCESS MUD, SILT, OR ROCK TRACKED FROM THE EXCAVATED AREA.

4. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION OF THE PROJECT, ALWAYS CLEANING UP DIRT AND LOOSE MATERIAL AS CONSTRUCTION PROGRESSES.

5. CONTRACTOR TO INSPECT AND MAINTAIN THE AREAS LISTED BELOW AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER.

- DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED
- AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
- STRUCTURAL CONTROL MEASURES.
- LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE

6. CONTRACTOR TO BE RESPONSIBLE TO MAINTAIN EXISTING DITCHES AND/OR CULVERTS FOR UNOBSTRUCTED DRAINAGE AT ALL TIMES. WHERE SODDING IS DISTURBED BY EXCAVATION ON BACKFILLING OPERATIONS, SUCH AREAS SHALL BE REPLACED BY SEEDING OR SODDING, SLOPES 4:1 STEEPER SHALL BE REPLACED BY BLOCK SODDING.

+

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Consultants:

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WALMART # 5137  
6102 SOUTH AURORA  
AURORA, CO 80016

REV.	DATE	ISSUED
	04.14.2017	CLIENT REVIEW
	08.15.2017	PERMIT PRICING

Project Number  
1703

Sheet Name  
GENERAL NOTES

Sheet Number  
S0.1



GDA  
Office

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FLITE BANKING CENTERS, LLC  
WALMART 5137  
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REV.	DATE	ISSUED
	04.12.2017	CLIENT REVIEW
	08.02.2017	CLIENT REVIEW
	08.15.2017	PERMIT/PRICING

**Project Number**  
1606

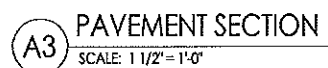
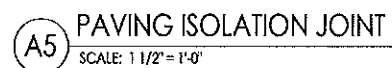
**Sheet Name**  
PROPOSED SITE PLAN

Sheet Number  
**S2.0**

1



1. CONTRACTOR TO MATCH ALL EXISTING PAVEMENT ELEVATIONS. ALL PROPOSED ISLANDS TO BE 6" ABOVE EXISTING PAVEMENT. NEW WORK TO BE DONE WITHIN ATM PROPERTY LINE.
2. ONE CALL NOTIFICATION SYSTEM. CALL BEFORE YOU DIG!!
3. PROJECT REQUIRES MEETS AND BOUNDS SURVEY BY OTHERS WHEN PROJECT HAS BEEN LOCATED IN FIELD.





# CONTEXTUAL SITE PLAN FOR WAL★MART AT SOUTHLANDS

A PART OF THE NE 1/4 OF SECTION 19,  
TOWNSHIP 5 SOUTH, RANGE 65 WEST  
OF THE SIXTH P.M. CITY OF AURORA,  
COUNTY OF ARAPAHOE, STATE OF  
COLORADO

## AMENDMENTS

### GENERAL NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS ASSOCIATION/MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE APPROVED GDP/PDP.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50 DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THESE EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREE-STANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING OR CHANGE IN THE SURFACE SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. FINAL GRADES SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLAN OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE, LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT.
15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS. NO PUBLIC HEARINGS ARE REQUIRED FOR THIS CSP.
16. STREET LIGHTING WILL BE REQUIRED FOR ALL PUBLIC STREETS IN AND ADJACENT TO THIS DEVELOPMENT. PLEASE NOTE THAT STREET LIGHT INSTALLATION COST IS FUNDED BY THE DEVELOPER/OWNER. COORDINATE THE LOCATIONS AND INSTALLATION WITH AURORA PUBLIC WORKS AT (303) 739-7300.

### SITE DATA

LOT DESIGNATIONS	LOT 1	LOT 3	LOT 2
LAND AREA WITHIN PROPERTY LINE	24.97 AC.	0.94 AC.	1.00 AC.
GFA (PER SECT. 146-2001 AZC)	206,456 SF (FSI)	NA	NA
NUMBER OF BUILDINGS	1	NA	NA
MAXIMUM HEIGHT OF BUILDINGS	31'-4"	NA	NA
TOTAL BUILDING COVERAGE	206,456 SF (19%)	0%	0%
HARD SURFACE AREA	577,639 SF (53%)	0%	0%
LANDSCAPE AREA	303,163 SF (28%)	100% TEMP SEED	
PRESENT ZONING CLASSIFICATION	RAC	RAC	RAC
PROPOSED USES	RETAIL	GAS	NA
PERMITTED MAXIMUM SIGN AREA	1200 SF (BLDG.)	NA	NA
PROPOSED TOTAL SIGN AREA	723.31 SF (BLDG.)	NA	NA
PROPOSED NUMBER OF SIGNS	12*	NA	NA
PARKING SPACES REQUIRED	1/250 GFA (826)	NA	NA
PARKING SPACES PROVIDED	5.0/1000 SF (1019)	NA	NA
HANDICAP SPACES REQUIRED	21	NA	NA
HANDICAP SPACES PROVIDED	21	NA	NA
LOADING SPACES REQUIRED	9	NA	NA
LOADING SPACES PROVIDED	9	NA	NA

\* REFER TO SHEET CSP8.6

### GENERAL NOTES CONTINUED

17. ARCHITECTURAL FEATURES (IE., BAY WINDOWS, CANOPIES, ROOF OVERHANG, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OF FIRE LANE.
18. IN ADDITION TO SEASONAL SALES AREAS DESIGNATED IN THE PARKING LOT, ALL AREAS ALONG THE FRONT OF THE BUILDING WILL BE USED PERIODICALLY FOR OUTDOOR SALES AND DISPLAY.
19. TRACT A SERVES AS AN ACCESS, FIRE LANE AND UTILITY EASEMENT. PERMITTED USES WITHIN TRACT A INCLUDE BOTH PUBLIC AND PRIVATE ACCESS, UTILITIES, FIRE LANE, AND TRAFFIC SIGNALIZATION.

## WAL★MART AT SOUTHLANDS LEGAL DESCRIPTION

LOT 1, BLOCK 1, SOUTHLANDS SUBDIVISION FILING NO. 1.

### SIGNATURE BLOCK

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS WHEREOF, SOUTHLANDS COLORADO, LLC HAS CAUSED THESE PRESENTS  
TO BE EXECUTED THIS 4TH DAY OF DECEMBER AD, 2003.

BY: [Signature] CORPORATE SEAL

### NOTARIAL

STATE OF COLORADO )ss

COUNTY OF ARAPAHOE )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4TH DAY OF DECEMBER AD, 2003 BY Laurie R. Gross

WITNESS MY [Signature] OFFICIAL SEAL

MY COMMISSION EXPIRES 03/04/2004

NOTARY/BUSINESS ADDRESS:  
5460 SOUTH QUEBEC STREET, SUITE #100  
GREENWOOD VILLAGE, CO 80111

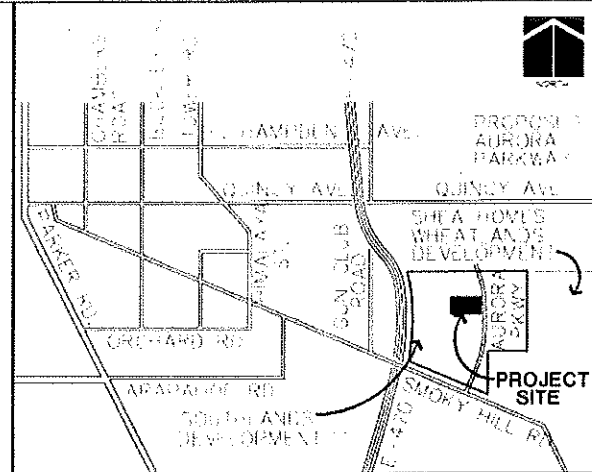
### CITY OF AURORA APPROVALS

CITY ATTORNEY: [Signature] DATE: 12/10/03  
PLANNING DIRECTOR: [Signature] DATE: 9-10-2003

ATTEST: NA DATE: \_\_\_\_\_

### RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF  
COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 20\_\_\_\_  
CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_



### VICINITY MAP

#### SHEET INDEX

CSP 1	COVER SHEET
CSP 2.1-2.2	SITE PLAN
CSP 3	GRADING PLAN
CSP 4	UTILITY PLAN
CSP 5	OFF-SITE IMPROVEMENT PLAN
CSP 6	SITE DETAILS
CSP 7.1-7.5	LANDSCAPE PLAN AND DETAILS
CSP 8.0-8.6	ARCHITECTURAL PLANS
CSP 9.0	PHOTOMETRIC PLAN
CSP 10.0	PUBLIC IMPROVEMENTS PLAN



CLC ASSOCIATES  
8480 E. ORCHARD RD.  
SUITE 2000  
GREENWOOD VILLAGE  
COLORADO 80111  
PHONE: (303) 770-5600  
FAX: (303) 770-5600  
WWW.CLCASSOCIATES.COM

CONTEXTUAL SITE PLAN

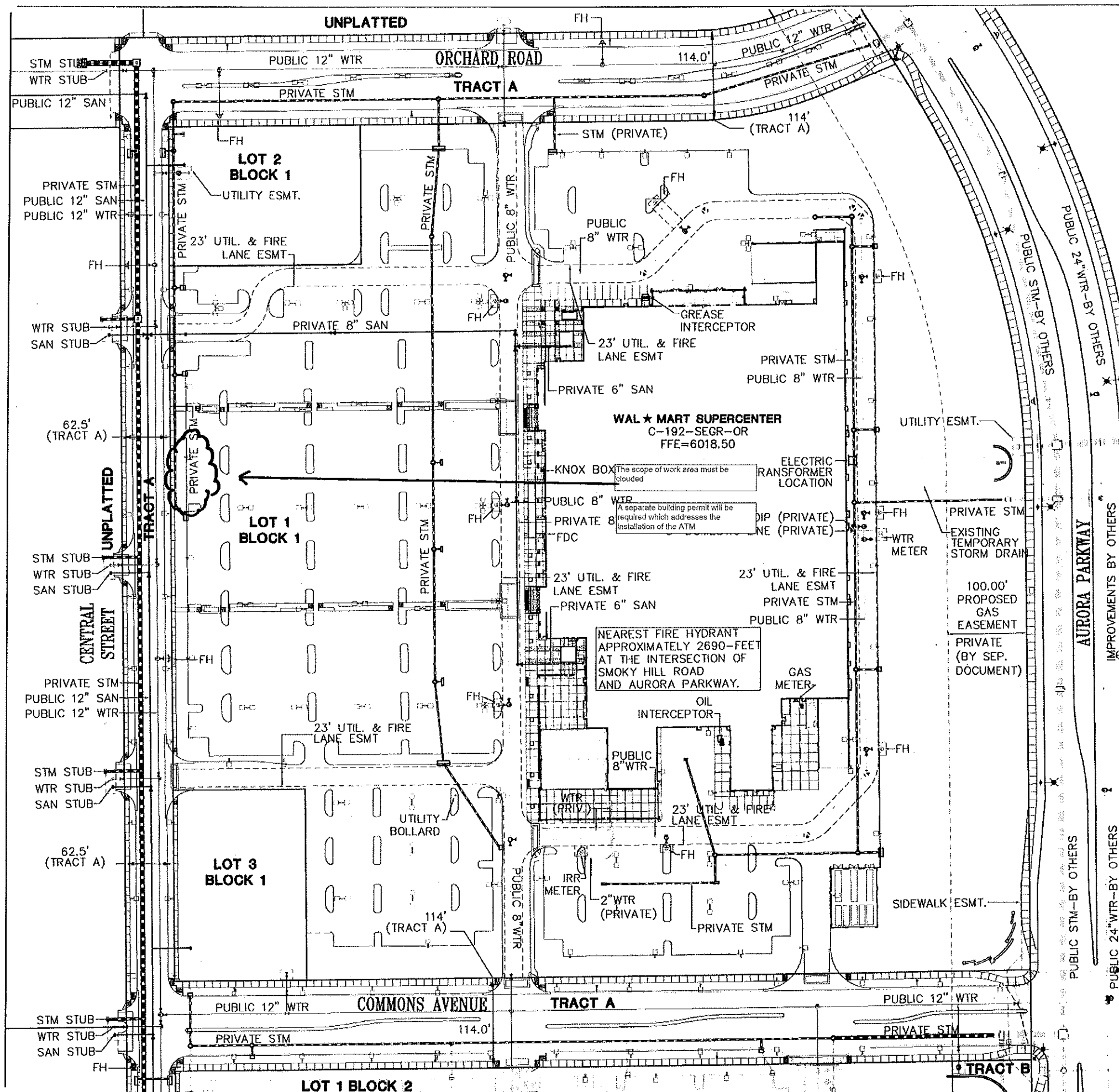
WAL★MART  
STORE # 5137

AURORA PARKWAY & E-470  
AURORA, COLORADO

COVER SHEET

PROJECT # 02-0074  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

CSP 1

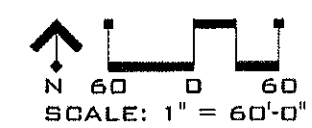


LEGEND

- LOTS AND BOUNDARIES**
- PROPOSED LOT LINE
  - PROPERTY LINE
  - EXISTING UTILITY EASEMENT
  - PROPOSED UTILITY, FIRE LANE & PUBLIC ACCESS EASEMENT
- SANITARY SEWER**
- PROPOSED PIPE WITH MANHOLE
  - EXISTING PIPE WITH MANHOLE
- WATER**
- PROPOSED PIPE WITH VALVE
  - PROPOSED FITTING W/ THRUSTBLOCK
  - EXISTING PIPE WITH VALVE
  - FIRE HYDRANT
  - WATER METER
- STORM DRAIN**
- PROPOSED LINE WITH MANHOLE AND INLET
  - EXISTING LINE WITH PIPE SIZE, MANHOLE AND INLET
- STREETS/GENERAL**
- PROPOSED CURB AND GUTTER
  - PROPOSED SIDEWALK
  - PROPOSED EDGE OF ASPHALT
  - PROPOSED FIRE DEPARTMENT CONNECTION
  - OUTDOOR LIGHTING
  - KNOX HARDWARE TO BE MOUNTED NEAR MAIN ENTRANCE 6- FEET ABOVE GRADE.

NOTES

- REFERENCE AURORA PARKWAY CONSTRUCTION PLANS FOR REGIONAL DETENTION FACILITY.
- AN APPROVED ALL-WEATHER ACCESS ROADWAY AND WATER SUPPLY CAPABLE OF DELIVERING REQUIRED FIRE FLOWS SHALL BE INSTALLED AND MADE SERVICEABLE BEFORE AND DURING ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON- COMBUSTIBLE NATURE.
- THE PROPOSED SITE SHALL HAVE TWO (2) DISTINCT POINTS OF ACCESS DURING CONSTRUCTION TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FEET OF ALL EXTERIOR PORTIONS OF BUILDINGS.
- ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS AND FIRE APPLIANCES.
- SOUTHLANDS COLORADO LLC WILL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE STORM SEWERS WITH THE COMMON TRACTS AND PRIVATE ROADS.



**CLC ASSOCIATES**

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ARCHITECTURAL  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

CONTEXTUAL SITE PLAN

**WAL \* MART**

STORE # 5137

AURORA PARKWAY & E-470  
AURORA, COLORADO

DATE: 02/21/03

DESCRIPTION: CONTEXTUAL SITE PLAN SUBMITTAL

DATE	DESCRIPTION
02/21/03	CONTEXTUAL SITE PLAN SUBMITTAL #1
06/16/03	CONTEXTUAL SITE PLAN SUBMITTAL #2
08/04/03	CONTEXTUAL SITE PLAN SUBMITTAL #3
10/09/03	CONTEXTUAL SITE PLAN SUBMITTAL #4
11/19/03	CONTEXTUAL SITE PLAN SUBMITTAL #5

PROJECT #102.0076

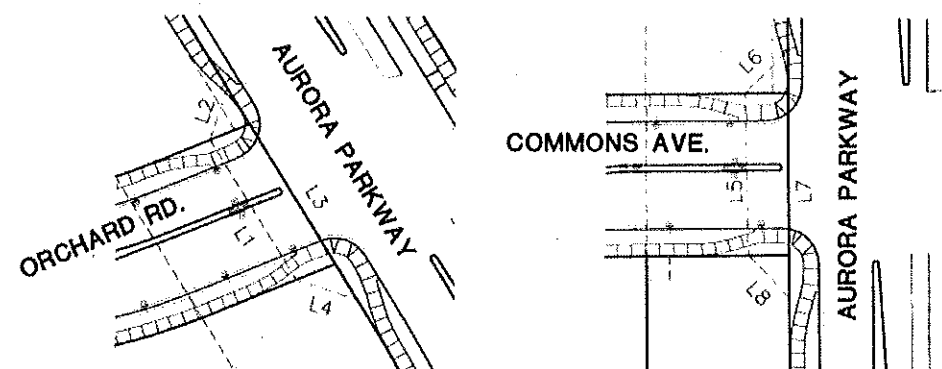
DRAWN BY: DMJ

DESIGNED BY: DMJ

CHECKED BY: KDM

# NOTES

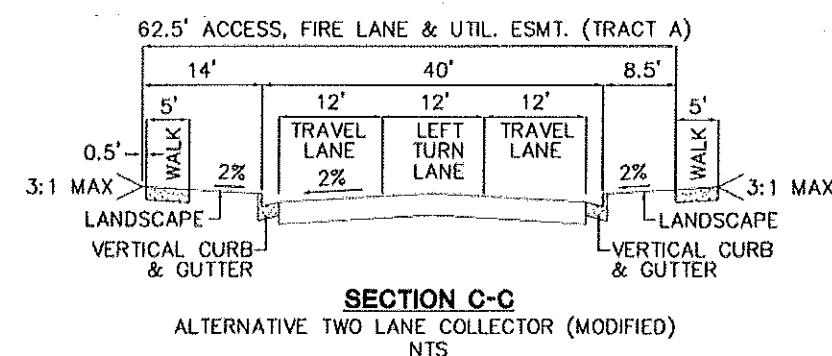
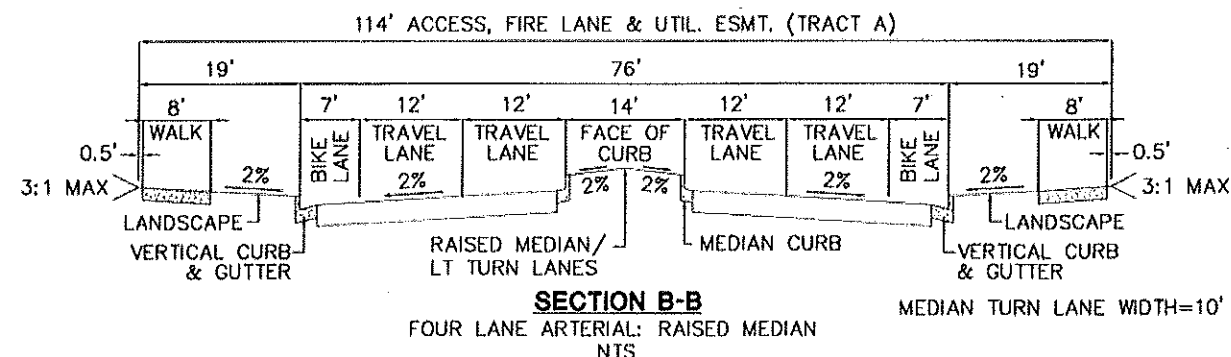
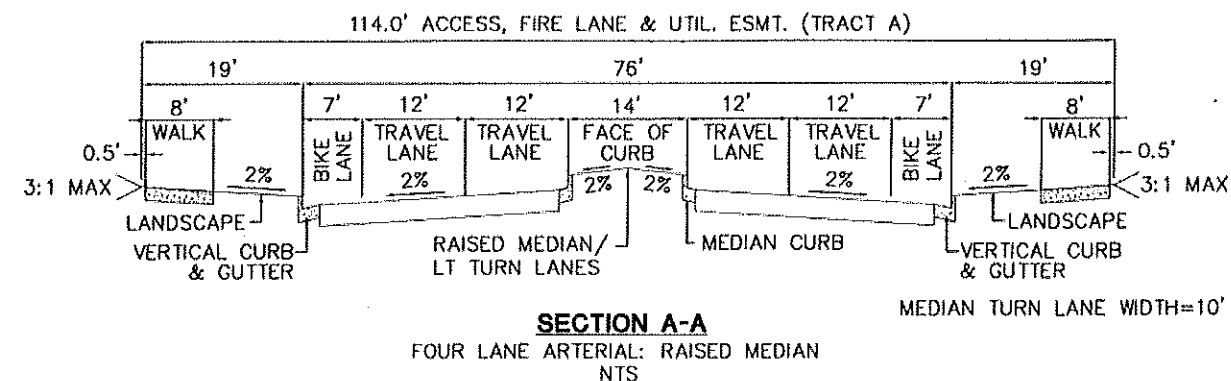
- PER CITY OF AURORA ZONING CODE, SECTION 146-1509 (B) 10, ALL RETAIL USES LARGER THAN 30,000 SQ. FT. GROSS LEASABLE AREA SHALL BE PROVIDED WITH A CART CONTROL SYSTEM TO ENSURE THAT REQUIRED PARKING SPACES AND MOVEMENT CORRIDORS ARE NOT ENCROACHED ON BY HAPHAZARDLY PLACED SHOPPING CARTS. ADDITIONALLY, ALL CARTS MUST HAVE WHEEL LOCKING DEVICES AND SITE PERMITTER CONTROLS TO PREVENT CARTS FROM BEING TAKEN OFF-SITE.
- DEVELOPER/APPLICANT IS RESPONSIBLE FOR STRIPING MODIFICATIONS IF ANY ON SOUTH AURORA PARKWAY PER CITY SPECIFICATIONS.
- DUMPSTERS: PER THE 1997 UNIFORM FIRE CODE, SECTION 1103.2.2, DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5- FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES
- (ALBERTA DEVELOPMENT PARTNERS, LLC, 5460 S. QUEBEC STREET, SUITE 210, ENGLEWOOD, CO 80111, (303)771-4004) SHALL BE RESPONSIBLE FOR FUNDING 100% OF THE SIGNAL INSTALLATION COSTS AT THE INTERSECTIONS OF ROAD E AND SOUTH AURORA PARKWAY AND ROAD F AND SOUTH AURORA PARKWAY IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE WARRANTS NUMBERS 1 THROUGH 8 AS DESCRIBED IN THE 2000 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENTS AND 50% OF RIGHT TURN MOVEMENTS. A SIGNAL PHASING AGREEMENT (INITIATED BY THE CITY) SHALL BE SIGNED BY THE APPLICANT/OWNER PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- AURORA PARKWAY AND SMOKY HILL ROAD SHALL BE ACCEPTED BY THE CITY OF AURORA AND OPENED FOR TRAFFIC, AND ALL PUBLIC IMPROVEMENTS SHOWN ON SHEET CSP10.0 EXCEPT THE E-470/SMOKY HILL BRIDGE SHALL BE COMPLETED AS A REQUIREMENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- A PYLON SIGN IS ALLOWED ON AURORA PARKWAY IN LIEU OF PRIMARY SIGNAGE ON THE BUILDING'S EAST FACADE.



DETAIL A  
NOT TO SCALE

DETAIL B  
NOT TO SCALE

LINE	LENGTH	BEARING
L1	115.76'	S32°05'09"E
L2	38.57'	N17°54'51"E
L3	175.76'	S32°05'09"E
L4	45.96'	S76°05'09"E
L5	114.02'	N01°42'13"W
L6	42.43'	S44°16'12"W
L7	174.01'	S00°43'48"E
L8	41.08'	S43°49'08"E



CLE ASSOCIATES  
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CONTEXTUAL SITE PLAN

WAL-MART  
STORE # 5137  
AURORA PARKWAY & E-470  
AURORA, COLORADO

DATE DESCRIPTION  
02/21/03 CONTEXTUAL SITE PLAN SUBMITTAL #1  
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SITE PLAN

PROJECT #02.0076  
DRAWN BY: RMZ  
DESIGNED BY: CMJ  
CHECKED BY: JOK

CSP 2.2



Walmart Store# 5137

6101 S Aurora Pkwy  
Aurora, CO 80016

